

PROJECT NARRATIVE

**Phase II
Case #293-PA-99
Surgery Center of Scottsdale
8960 E. Desert Cove
Scottsdale, AZ**

This request is to build the approved second phase to an existing complex occupied by Surgical Centers of America II. The project consists of an attached pad building of approximately 6,700 SF. A building addition of 750 SF and additional previously approved parking spaces.

In respect to the addition, regulatory changes and functional refinements to the surgical facility dictate a specific configuration, which is reflected in our design. The existing facility has two surgical suites, which are serviced by support functions. We are not adding any more surgical suites, but must increase the size of and relocate our sign in and waiting area. Initially, the waiting area was detached in building "B" and located adjacent to the business office. Due to patient confidentiality laws, we need private areas to both sign in and hold physician consultation. Also, the doctors and surgical staff cannot go outdoors as they have done in the past to access patients/relatives without changing their surgical attire.

To accommodate the function and flow we are requesting three conditions to our design: 1.) The addition of 750 SF to building "A" to provide a direct entrance from the parking area to a staff changing area, which will be adjacent to treatment/consultation rooms, 2.) the addition of an enclosed breezeway to connect to the primary sign-in/waiting area, and 3.) connecting the additional pad building to building "B" to be able to expand administrative functions

The square footage and configuration both fall within zoning and building occupancy guidelines. We also wish to add varying height low stone landscaping walls around the entire complex to provide additional texture and definition to the edges of the site. We will repaint the complex in soft taupe tones.

The completed design should have no adverse visual impact because it is one of the lowest overall height buildings in the vicinity.



MEDICAL OFFICE
8960 EAST DESERT COVE AVE
SCOTTSDALE, ARIZONA

COLOR ELEVATION



104-DR-1999#2
REV: 9/17/04

ELEV
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